

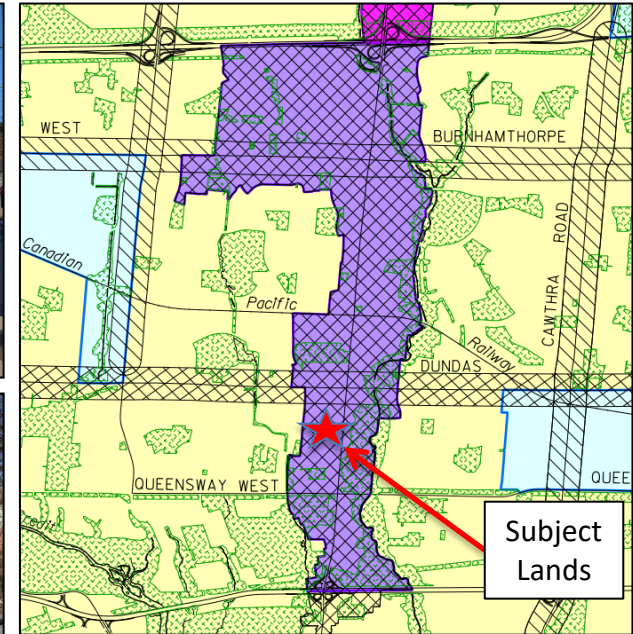
# **OZ/OPA 24-14 W7**

## **2463 and 2469 Mimosa Row**

**Public Meeting and Information Report**  
**Beata Lis, Margaret Lis and Zygmunt List**

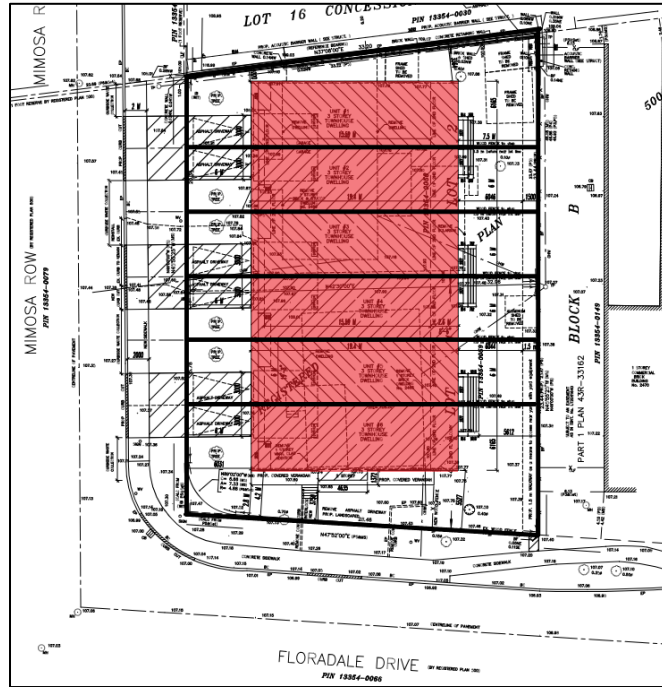
April 28, 2025  
Planning and Development Committee

# Subject Lands

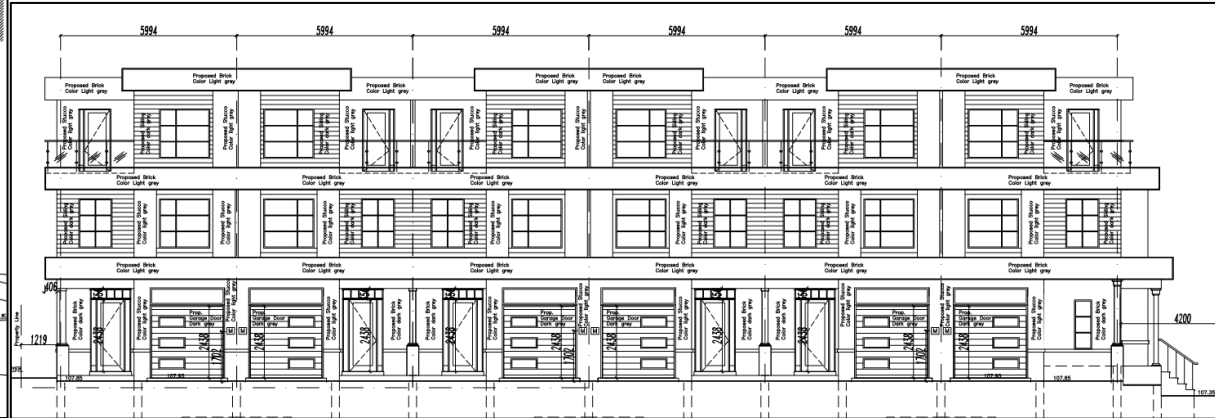


Green System	City Structure	Corridors
Green System	Downtown	Corridor
	Major Node	Intensification Corridor
	Community Node	
	Neighbourhood	
	Employment Area	

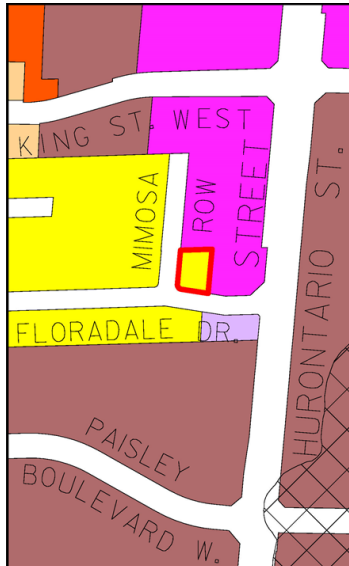
# Concept Plan



**Proposal:** 6 Freehold townhomes  
**Unit Mix:** all 4 bedroom units  
**Height:** 3 storeys (10.7m)  
**Parking:** 2.0 per unit



# Policy Context



## LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Office

## In Effect Official Plan

### Designation:

Residential Low Density I

**Character Area:** Downtown Hospital

### Major Transit Station Area:

Hurontario LRT (Queensway Station)

## 2025 Official Plan *(Pending Minister Approval)*

### Designation:

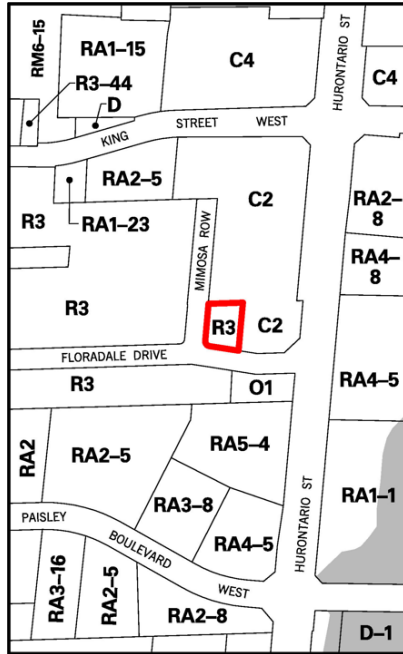
Residential Low-Rise I

**Character Area:** Downtown Hospital

### Major Transit Station Area:

Hurontario LRT (Queensway Station) –  
Building height maximum four (4)  
storeys

# Policy Context



## Zoning By-law 0225-2007

### Zoned:

Detached Dwelling – Typical Lot (R3)

**Permitted Uses:** Detached dwelling

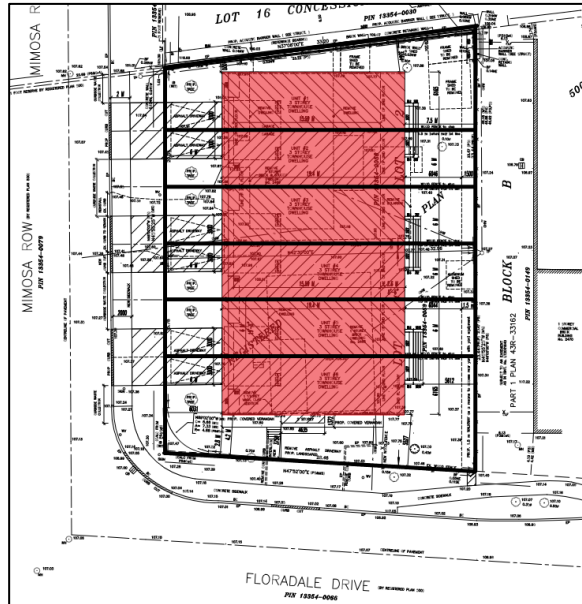
## By-law 0048-2025 *(Pending Appeal Period)*

### Zoned:

Residential Large Lot (RL)

**Permitted Uses:** Detached dwelling,  
semi-detached

# Outstanding Issues



- Identification of all existing site conditions, including legal easements on the property
- Revision of plans improve the sight lines at the intersection of Mimosa Row and Floradale Drive
- Provision of stormwater and noise mitigation infrastructure
- Identification of low impact development strategies

# Recommendation

- Refer back to staff and continue to work with the applicant
- Next Steps:
  - Report back with a recommendation at future Planning and Development Committee
  - Pass Implementing By-law
  - Proposal is exempt from site plan approval